WARRANTY DEED

Karen Johnson Davidson County
Batch# 628953 DEEDWARR
05/04/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20210504-0059886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Edwina Freeman	owner at property	Parcel ID: 033-04-0A-053.00-CO
(NAME) 53 Rolling Meadows Drive	(NAME) address	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Estate of Milton Elmore Taylor**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Edwina Freeman, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the Davidson County, State of Tennessee, described as follow, to-wit:

Being Unit No. 53 as shown on the Plat of Rolling Meadows Phase I, Section III, of record in Book 6250, Page 965, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, as amended in Book 6980, Page 188, said Register's Office, to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Helen H. Sawyers and Alsie T. Hoover, By Warranty Deed from Corson Development, Inc., a Tennessee Corporation, dated October 31, 1986 recorded November 04, 1986, of record in Book 7030, Page 680 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Brandon Adams, Trustee of The 53 Rolling Meadows Dr Trust , By Warranty Deed from Helen H. Sawyers an unmarried woman, dated June 30, 2020 recorded July 01, 2020, of

record in Instrument No. 20200701-0071009 Register's Office for Davidson County, Tennessee and Affidavit of Heirship recorded in 20200701-0071008.

And also being the same property conveyed to Milton Taylor, By Warranty Deed from Amanda Dean, Successor Trustee of The 53 Rolling Meadows Dr Trust, dated September 29, 2020 recorded September 30, 2020, of record in Instrument No. 20200930-0112409 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 53 Rolling Meadows Drive, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of April, 2021.

The Estate of Milton Elmore Taylor

BY: Bradford S Morris
Bradford Steven Morris, Personal Representative

Bradford S Morris
Bradford Steven Morris

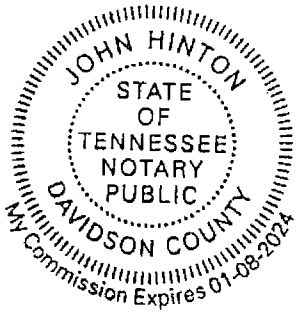
Barry Lane Morris

Brian Forest Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bradford Steven Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Personal Representative, and is authorized to execute the instrument on behalf of The Estate of Milton Elmore Taylor, the within named bargainor, and that he as such Personal Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Milton Elmore Taylor by himself as Personal Representative.

Witness my hand and official seal, this the 30th of April, 2021.



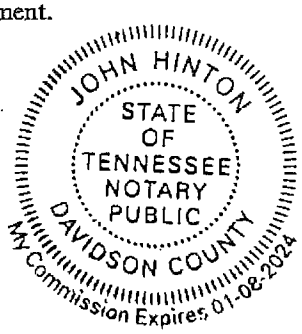
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the authorized undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Bradford Steven Morris, Barry Lane Morris and Brian Forest Morris, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of April, 2021.



Notary Public

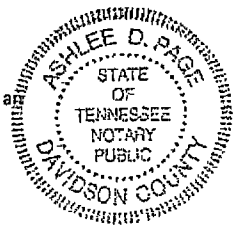
My Commission Expires:

Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.



Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022